

Ladera Ranch, CA (Orange County)
 Refinance Residence for Business Purpose
 2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Single Family
Occupancy	Owner
Purpose	Business
Loan Amount	\$160,000
Appraised Value	\$1,225,000
Combined Loan-to-Value	61% *
Protective Equity	\$477,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$588,000 at 3.75%

**Fund directly into insuring Title Company
 Your vesting on Note and Deed of Trust**

Comments: *Appraisal dated February 24, 2018*

Our borrower bought this property directly from the builder in 2002. He has very good credit and stable employment. The loan proceeds will be used to fund his business.

Per Appraiser: This property offers 3,792 sq. ft. of living space featuring 5 bedrooms, 4 ½ baths and a 3-car garage on a 6,053 sq. ft. lot.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$160,000	whole note – scheduled monthly income	\$1,485

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.



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